



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## Foundry Avenue, Barton Seagrave NN15

"The Modern Family Life"

3 2 1



## "The Modern Family Life"

This impressive three-bedroom semi-detached property showcases a thoughtfully designed interior which has been beautifully kept and enhanced by the current owners. Located within the highly sought after Hanwood Park development which provides easy access to Wicksteed Park, open spaces, scenic walks, and Barton Hall, while being conveniently positioned for local amenities and walking distance to a play park. The interior is arranged over three floors and comprises entrance hallway, guest cloakroom, contemporary kitchen with integrated appliances and a generous living/dining room. Upstairs you will find the bathroom and three double bedrooms with the master suite occupying the top floor and complimented by an en-suite. Outside the driveway provides off road parking in front of the oversized detached garage and the rear garden is low-maintenance. Call us to view this outstanding property today.

**Living/Dining Room** - 4.8m x 3.66m (15'9" x 12'0")

**Kitchen** - 3.4m x 2.72m (11'2" x 8'11")

**Guest WC** - 2.41m x 1.45m (7'11" x 4'9")

**Bedroom One** - 5.44m x 4.75m (17'10" x 15'7")

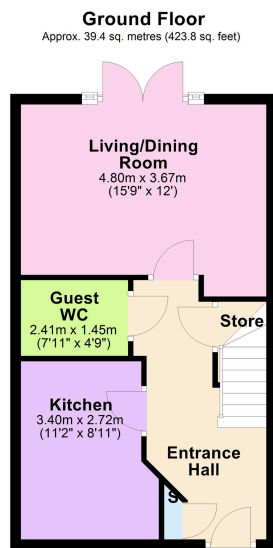
**Ensuite** - 2.24m x 1.4m (7'4" x 4'7")

**Bedroom Two** - 4.8m x 3.07m (15'9" x 10'1")

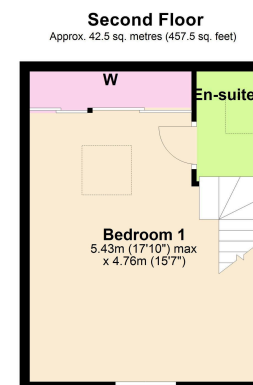
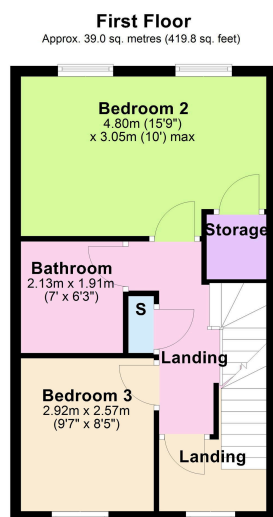
**Bedroom Three** - 2.92m x 2.57m (9'7" x 8'5")

**Bathroom** - 2.13m x 1.91m (7'0" x 6'3")





Total area: approx. 120.9 sq. metres (1301.1 sq. feet)



- Desirable Hanwood Park location
- Semi-detached
- Three Bedrooms over two floors
- Off road parking
- Single garage
- En-suite to principal Bedroom
- Upgraded Kitchen with quartz worksurfaces
- Gas central heating & UVPC double glazed windows
- EPC RATING: B
- COUNCIL TAX: D



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

